

THE REAL ESTATE MARKET**CENTRAL BAPTIST CHURCH IN 42D STREET SOLD AGAIN.****Fraze & Anderson Resell It to Builders for Improvement Rosedale Court Apartments, Near Columbia, Pass to New Owners Other Transactions.**

Following the sale of the Hendrik Hudson to the American Real Estate Company came the announcement yesterday of two more large realty deals in the West Side apartment district. One of them affected the old Nevada apartments at the south end of Sherman Square, one of the oldest apartment houses on the West Side.

Details of this sale are recorded elsewhere in these columns.

The Rosedale Court apartments is the other West Side property which was affected by yesterday's trading. It is six stories high, of the elevator type, and covers a plot 10x127 at 41 to 43 West 119th street. Bing & Bing are the sellers. They secured it from Dr. Phillip Metrowitz several months ago in part payment for nine lots in the triangular block bounded by Manhattan and St. Nicholas avenues, 122d and 123d streets, which the operators bought in May from the Pinkney estate.

The Messrs. Bing held the Rosedale Court at \$255,000. The buyer is an investor, who takes this property because of its good rental receipts. The building adjoins the southeast corner of Amsterdam avenue upon which is a small building used by the Water Department as a gatehouse. The house therefore has all the advantages of a corner and has unobstructed view of the campus and buildings of Columbia University. Dr. Metrowitz built the house, is now improving the nine lots he bought from the Messrs. Bing with a high class apartment house. De Selding Bros. and M. C. Con & Co. negotiated yesterday's transaction.

The old Wysong dwelling at the southwest corner of Madison avenue and Thirty-fourth street will be invaded next month by trade. Edward Margolies, who several days ago leased the old house from William Waldorf Astor, yesterday subleased the ground floor to Max Fertig, manufacturer of dress trimmings at 409 Spring street, for three years. Mr. Fertig will pay Mr. Margolies \$2,500, which is a comfortable increase over the rent he has agreed to pay Mr. Astor.

Originally Mr. Margolies planned to cut this floor into five stores. Those plans have been changed for the lessee, and only three stores will be made. The upper floors will be altered into bachelor apartments, and will be let at \$1,500 a room. Some leases have been signed, unless someone leases those desired for business purposes within the next few days.

The house was used by the Wysong family up to a few years ago, when they moved to a new house at Fifth avenue and Seventy-sixth street. The house is among the best known in the Murray Hill district. It is located on Madison avenue and 45 feet from Thirty-fourth street and cost \$15,000.

Harry F. Fraze and P. Chemey Anderson have resold the old Central Baptist Church on West Forty-second street, which they bought in October, as a site for a theater. The new buyer will repossess the site, but will not let it until a structure was not made known yesterday. Neither could anything be learned of the identity of the new owner. Messrs. Fraze and Anderson bought the old church which is at 220 to 226, midway in the block between Seventh and Eighth avenues, in October for about \$100,000. They planned to use the site for evening open shows, which were to be given twice daily, and December 15 was the time set for tearing down the old edifice.

Meantime the theatrical promoters changed their plans, which might have led to an offer made them some time ago. This offer resulted in yesterday's transaction. The church was sold for \$25,000. At that time the only church in that part of town. The street then was lined with trees and the neighborhood had the appearance of a suburban settlement. That block is now one of the most congested in the city. It is known as "theatrical row" because of the many places there are located sites of which there are allegedly eight theaters and two moving picture and vaudeville houses.

The church property is 78 feet from and 98 feet deep. It is 200 feet west of Broadway, and adjoins the Forty-second street block of the New York public library. On the other side is the New Amsterdam Theatre.

Yesterday's Private Sales.

WEST END AVENUE. Louis G. Sennett has bought from Louis G. Beninger 241 West End avenue, northwest corner of Seventy-first street, a two-story American plan house, having an area of 25x50. Frank J. Riley was the buyer.

AUDUBON AVENUE. A. J. Phillips & Co. have sold for William L. White the plot 570x10 at the southeast corner of Audubon avenue and Sixty-eighth street to the Mah Fealty Company. Alexander McDowell, president, who will erect an apartment house on the site.

WEST END AVENUE. Leo M. Morris has sold for Hyman & Henry Sonn a plot of about two lots at the north-west corner of Westchester avenue and 170th street to Edward Fisch, who will improve the site with an office building with stores.

21ST STREET. Williamson & Bryan have sold to John E. White the plot 56x75 at the northwest corner of 21st street and Franklin place.

CARPENTER AVENUE. Kurz & Iren have sold for Daisey V. Hebert a plot of six lots on the west side of Carpenter avenue, 400 feet north of 23rd street to Philip Freudenmacher.

Recent Buyers.

Charles Gulden is the buyer of the dwelling at 311 West Eighty-ninth street, the sale of which by George H. Heiter was reported yesterday. Mr. Gulden buys the house as a home for his daughter, Mrs. Walter L. Titus.

Curtis P. Byron is the buyer of the flat at 1901 to 1905 Lexington avenue, northeast corner of 106th street, the sale of which by Rubin Bros. through Ernst & Cain was reported yesterday.

Real Estate Notes.

The Carlton-Chambers Company is the lessor of 21 and East Forty-seventh street, the latter being the northwest corner of Seventy-first street, a two-story American plan house, having an area of 25x50. Frank J. Riley was the buyer.

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10TH ST., 56 EAST. Room with private bath and balcony, \$10 per week, reasonable and attractive rates. **ROLAND.**

SOUL ST., 101 WEST. Luxuriously furnished parlor, connecting bedroom, piano, fireplace, one flight. **STEWART.**

10TH ST., 69 WEST. Newly furnished parlor and bedroom, adjoining bath, also bedroom, parlor, connecting bedroom, piano, fireplace, one flight. **STEWART.**

10TH ST., 203 WEST. Attractive two room suite, separate bathroom, heat bath, independent entrance, reasonable. **MOORE.**

10ST ST., 261 WEST. Desirable large room, very convenient, excellent location, housekeeping privileges, reasonable. **MOORE.**

Leases.

Moore. A Marston house has leased for the first year to the Marston Building, Broadway through to 11th and 15th West Fortieth street, for two and one-half years with renewals to the Childs Company. This property consists of an old building on park, on Broadway and 10th street, with street, roof, and basement, extensively altered for restaurant purposes. The Willard S. Burrows Company represents the lessees.

Louis G. Sennett has leased for Peter A. H. Marston's the plot 100x10 at the southwest corner of Park avenue and 134th street for twenty-one years, who will lease on to the Marston Building, corner of 134th street to Greenberg Bros., the top left in 20 West Twenty-third street, the second and Brown & Rosenthal, and the store and office on 40 West 20th Street to the George & Rosenbaum Company, the fifth floor 100x10.

Leases.

George H. Heiter has leased the top left in 20 West Twenty-third street to Schwartz & Lustig, a plot in 150 to 160 West Twenty-fifth street, the southwest corner of Eleventh street to Greenberg Bros., the top left in 20 West Twenty-third street, the second and Brown & Rosenthal, and the store and office on 40 West 20th Street to the George & Rosenbaum Company, the fifth floor 100x10.

Hill & Stern have leased the tenth left in 20 West Twenty-third street to Mendez & Co., the plot in 150 to 160 West Seventeenth street to Zelenko & Moskowitz, the third left in 32 and 33 West Twenty-fourth street to the George & Rosenbaum Company, the fifth floor 100x10.

Leases.

15TH AV., 46. Comfortably furnished large, small rooms, with board, refined surroundings, references, table guests.

41ST ST., 290 WEST. Alliance House, "Quiet Place for Quiet People." Single rooms, including parlor, sleeping apartment, private bathroom, \$30 per week, including board for two, three windows, electric light, piano, all conveniences, reasonable. **CALLANAN.**

10TH ST., 300 WEST. Single, double outside, newly furnished rooms, kitchenette suites, elevator. **FOURTH FLOOR.**

10ST ST., 120 WEST. Large front room, private, double, single, convenience, southern exposure, table guest.

10TH ST., 101 WEST. Large and small rooms, ample heat, hot water, excellent board, telephone.

87TH ST., 100 WEST. Private Christian family has beautifully furnished rooms, single or en suite, parquet floor, electricity, convenient subway, "L" board optional.

TYPEWRITERS.

MUST sacrifice Remington No. 6 and Underwood No. 4, closing receiverless on judgment, good opportunity for bargains. **DOLLUS**, World Building, Room III.

PIANOS AND MUSICAL INSTRUMENTS.

FOR SALE. Three lady's diamond rings, 2 stone, \$125; 3 stone, \$150; worth \$200; absolutely perfect, make good Christmas presents, will sacrifice for quick sale. Phone Worth 300 for appointment.

PLAISIR.

FOR SALE. 5700 Weber Thermostatic pianola, mahogany, cost \$1,000, with music. **\$23 Riverside Drive.**

PIANOS AND ORGANS.

PIANO for sale, upright, \$60. Inquire JANITOR, 1520 3d av.

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